

One Region — One Economy — One Voice

R05-14-A-014

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www.southwestindiana.org

January 22, 2014

Environmental Management Support, Inc.
ATTN: Mr. Don West
8601 Georgia Avenue, Suite 500
Silver Springs, MD 20910

RE: Economic Development Coalition of Southwest Indiana Coalition Assessment Proposal

The Economic Development Coalition of Southwest Indiana serves as the Evansville metro umbrella economic and community development organization. The Coalition works with local county economic development organizational partners to facilitate attraction activities and supports efforts to enhance the business climate through regional capacity building. Since its formation in late 2006, the Coalition has helped to secure over \$2.5 billion in new investment and 3,271 new jobs from existing and new companies such as Berry Plastics, Mead Johnson, Toyota Boshoku, Midwest Fertilizer Corporation and AT&T.

Another important aspect of the Coalition's multi-faceted job description is helping the communities it serves build new capacity for future development. Through its community development division, the Coalition has helped secure over \$66 million in grants for such things as expansion of water and sewer systems; building new community centers; and, making improvements to the region's levee system, which protects thousands of acres.

Therefore, it is my pleasure to continue our efforts to assist our region by submitting the attached proposal for grant funding to the United States Environmental Protection Agency. The application is seeking a \$580,000 Brownfields Coalition Assessment grant.

The following information is provided per the F/Y2014 Guidelines:

Applicant Identification: Economic Coalition of Southwest Indiana, 318 Main Street, Suite 400, Evansville, Indiana 47708.

Applicant DUNS Number: 829355432

Funding Requested:

- i. Grant type: Assessment
- ii. Federal Funds Requested: \$580,000 Brownfields Coalition Assessment
- iii. Contamination: Both (\$400,000 Hazardous - \$180,000 Petroleum)
- iv. Coalition

Location: Gibson, Posey, Vanderburgh and Warrick Counties, Indiana

Site-Specific Proposal: N/A

Contacts:

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CEO/President J. Gregory Wathen CEO/President 318 Main Street, Ste. 400 Evansville, IN 47708 Ph. 812-423-2020 Fax: 812-423-2080 Email: gwathen@southwestindiana.org

Date Submitted: January 22, 2014

Project Period: Three (3) years

Population:

- i) The general population of the coalition area is 297,467
The populations of our coalition partners are as follows:
Gibson County: 33,405
Posey County: 25,973
Vanderburgh County: 178,985
Warrick County: 59,104

- ii) The population of the targeted areas are as follows:
Princeton: 8,631 (Gibson County)
Oakland City Tract 503: 2,349 (Gibson County)
Mt. Vernon: 6,788 (Posey Co.)
Jacobsville Neighborhood: 6,073 (Vanderburgh County)
Chandler: 2,841 (Warrick County)

The poverty statistics for many of the targeted communities addressed in the Coalitions' proposal is nearly 1.5 times or twice as high as State and US levels. Children live in poverty at rates that are two, three, and even four times higher than the national rate. The unemployment rate is as high as 16.1% in the targeted community of Jacobsville. The Median Household Income is \$34,546, which is 44% less than the national rate. Multiple components impact the availability of funds and the ability to address brownfields in the Region: State imposed tax caps, the state of the economy, the costs of repairing, upgrading, and maintaining infrastructure and the cost of property damage and local response to declared weather disasters. In 2008, the State legislature adopted new property assessment standards and property tax caps that imposed limits on property tax rates for all residential, commercial, farmland, and industrial properties effective in 2010. The caps benefitted taxpayers; however, this tax credit resulted in a reduction of revenue to local governments.

Since 2006, all Coalition counties were declared major disaster areas by the President on four separate occasions according to FEMA. Three of these declarations were made for flooding related to severe storms, tornadoes, or high winds, and one was for severe winter storms. These natural disasters have crippled our targeted communities resulting excessive property and environmental damage. These events caused over \$54.4 Million Dollars in damages in our region (Gibson at \$2.1M, Posey at \$9.9M, Vanderburgh at \$27.6, Warrick at \$14.8M).

To date the region's efforts to attract companies and projects have not utilized many of the numerous Brownfield sites. The reason for this is the lack of identification, assessment and clean-up of the Brownfields as well as sufficient funding. The Coalition is confident that the funds from this grant opportunity will enable to the region to move in a positive direction and ultimately repurpose Brownfields into clean, productive properties where new business, employees and residents will thrive. This scenario is reality as shown though the Coalitions' success within the region where a brownfield site on the riverbank of Posey County was transformed into a beautiful green corridor called "The Bend on the Ohio" featuring a large riverfront green space with stepped seating, multi-use trails, a space for festival and marketplaces, and home of a large mixed use facility that houses residents as well as shops all with a scenic view of the river.

The Economic Development Coalition of Southwest Indiana deeply appreciates your consideration of our proposal.

Sincerely,



J. Gregory Wathen, CEO/President

V.B.1. Community Need: Targeted Community and Brownfields (i) Targeted Community

Description: Gibson, Posey, Vanderburgh, and Warrick Counties make up the region served by the Economic Development Coalition of Southwest Indiana (EDC). The EDC provides economic and community development services in accordance with their Comprehensive Economic Development Strategy (CEDS) for the region's 21 cities and towns, including Evansville, the region's metropolitan hub. Since its inception in 2005, the EDC has helped secure over \$65 million in grants for community development projects throughout the region.

Bordered by the Ohio River to the south, the Wabash River to the west, and traversed by railways, coal mining, energy generation plants along with automotive, plastics, and furniture manufacturing, the region thrived through the first half of the 20th century. When the late twentieth century gave way to increasing foreign competition in the manufacturing markets, local industries suffered significant decline and the number of vacant industrial and commercial sites multiplied. In addition to the erosion of the manufacturing base, other contributing factors that have led to decaying town centers and diminished quality of life include: the depletion of natural resources, a transition from family-owned farms to industrial agri-business, limited accessibility of higher education, and rural isolation. **While grant funds will be available for the entire region, the targeted communities focused upon in this grant proposal include: Chandler (Warrick Co.), Princeton and Oakland City (Gibson Co.), the Jacobsville neighborhood in Evansville (Vanderburgh Co.), and Mt. Vernon (Posey Co.)** All of these communities are economically disadvantaged and have populations less than 10,000. Other than Evansville, these communities do not have the capacity to apply for funding or manage brownfield redevelopments on their own and even Evansville city staff are battling limited resources as they manage their current brownfield programs. Our targeted population to benefit from this project is the impoverished individuals, especially children, who live in proximity to brownfields.

ii) Demographic information

Community/ County	Princeton/ Gibson	Oakland City Tract 503 Gibson	Mt. Vernon Tract 406/ Posey	Jacobsville Neighborhood ¹ Vanderburgh	Chandler Tract 303/ Warrick	State	US
Population ²	8,631/ 33,405	2,349/ 33,405	6,788/ 25,973	6,073/ 178,985	2,841/ 178,985	6.5 Million	308 Billion
% Minority ²	10.0%/ 4.5%	2.4%/ 4.5%	5.9%/ 1.0%	16.37%/ 13.8%	3.7%/ 5.0%	15.7%	27.6%
Individuals below poverty level ²	21%/ 12.6%	20.3%/ 12.6%	15.6%/ 10.1%	35.5%/ 15.5%	13.30%/ 7.3%	13.5%	15.1%
Children below poverty level ²	31.8%/ 16.1%	25.2%/ 16.1%	22.4%/ 17.1%	49.3%/ 21.8%	16.6%/ 11.1%	16.6%	12.20%
Unemployment Rate ¹ /County Unemployment Rate ²	11.5%/ 6.9%	8.4%/ 6.9%	9.8%/ 7.1%	16.1%/ 6.8%	8.4%/ 6.1%	9.0%	7.2%
Median Household Income ¹	\$33,806/ \$48,171	\$27,095/ \$48,171	\$45,758/ \$57,757	\$24,707/ \$43,334	\$41,366/ \$63,446	\$47,697	\$51,914
Worked Outside County of Residence ²	17.6%/ 33.9%	32.8%/ 33.9%	30.8%/ 53.1%	6.4%/ 9.9%	66.1%/ 59.6%	25.70%	23.60%

¹: Tracts 20, 21, 25, ²: 2010 US Census American Community Survey, www.census.gov; ³: Bureau of Labor Statistics, www.bls.gov

Our targeted population is community residents living in poverty - especially children, who are more sensitive to the environmental and economic impacts of brownfields. These residents are particularly and disproportionately subject to blight-ridden unsafe neighborhoods, substandard housing conditions, and inadequate health care. In Evansville's Jacobsville neighborhood, the median household

income (MHI) is under \$25,000, less than half the MHI for the US. Other targeted communities in this region face deteriorating incomes, with MHI's being at least 15% less than that of Indiana and the US. Unfortunately, children are most deeply affected. These communities exhibit sky-high poverty rates for those under the age of 18 in Jacobsville (49.3%), Oakland City (25.2%), Mount Vernon (22.4%), and Chandler (16.6%) compared to the US poverty rate of 12.2%. Furthermore, over 50% of Posey and Warrick county residents work outside their resident counties. On average, more than 39% of our Region's residents work outside of their home counties, compared to US and Indiana at 25%. This means that commuters purchase fuel, food, and other necessities in another county, which causes the economy of their home towns to suffer. Their quality of life is diminished by long commutes that leave less time for family.

V.B.1.a.iii: Brownfields: The coalition's preliminary brownfield inventory contains over 300 sites ranging in size from ½ acre to over 40 acres. These sites are found in the gateways or city centers of our targeted communities and are disproportionately located in low-income tracts throughout the Coalition area, exposing sensitive populations to the ill environmental and economic effects of these ex-industrial sites. Please see descriptions of neighborhood specific Brownfields sites below:

Posey – Former Auto Maintenance Shop, Mt. Vernon, 0.5 acres: Upgradient of the Ohio River, this abandoned property further detracts from a struggling neighborhood. Potential contaminants of concern (CoCs) include petroleum hydrocarbons, metals, and chlorinated solvents used to degrease metals. Exposure can affect childhood development, the nervous, digestive, respiratory systems, skin, liver, and/or kidneys. Many of these contaminants are known carcinogens.
Vanderburgh – Former Auto Shop, Jacobsville, 0.14 acres: A blighted property in one of Evansville's poorest areas attracts vagrants and discourages new investment. CoCs include petroleum byproducts and metals. Exposure can affect childhood development, the nervous, digestive, respiratory systems, skin, liver, and/or kidneys. Many of these contaminants are known carcinogens. Impacts from the Jacobsville Superfund Site are possible.
Vanderburgh – Former Gas Station, Jacobsville, 0.1 acres: This vacant gas station partially burned down and is now an unsafe building embedded in a poverty-stricken residential area. Potential CoCs include petroleum hydrocarbons and carcinogens such as benzene, which can impair the bone marrow, blood, and immune system. Lead, another concern, can affect a child's mental/physical growth, and cause premature birth. Petroleum spills can impact soils and/or groundwater and cause vapor intrusion into nearby homes. This area already faces impacts from the Jacobsville Superfund Site.
Gibson – Former Kleen Rite Kleeners, Oakland City, 0.5 acres: This vacant and deteriorating property is an eyesore located directly adjacent to the historic city hall building and across the street from a residential neighborhood. CoCs include chlorinated solvents which can adversely affect the neurologic system, liver, and kidneys, and cause lung damage.
Gibson – Former RR Roundhouse, Princeton, 20 acres: Remnants of the Roundhouse (destroyed by a tornado in 1925) make this an unsafe property adjacent to a neighborhood. It attracts crime and curious youths. CoCs include petroleum hydrocarbons, metals, and chlorinated solvents. Exposure can affect childhood development, the nervous system, skin, digestive system, liver, respiratory system, and kidneys. Many of these contaminants are known carcinogens.
Warrick – Former Fishers Brothers Lumber Yard, Chandler, 0.5 acres: An unsightly property in a gateway to Chandler, located adjacent to downtown residential properties. CoCs include a highly toxic chemical pesticide, creosote formaldehyde emissions, pentachlorophenol, ammonium copper, and arsenic. Exposure can cause convulsions, kidney or liver failure, nausea, abnormal heart rhythm, damage to blood vessels, fetal toxicity and birth defects, neurotoxicity.
Information about health effects from Agency for Toxic Substances and Disease Registry

V.B.1.a.iv: Cumulative Environmental Issues: Coal or gas-powered generating stations are found in every county in the Coalition. The Region makes up less than 5% of Indiana's total land area, but more than 10% of all of Indiana's coal-fired power plants are found within. There are generating stations within nine miles of all of our targeted communities, and each station is located on the Ohio River, placing our residents at risk for environmental contamination by both air and water. The river town of Mt. Vernon sits downstream of three power plants within 30 miles of its city center and faces the brunt of any contamination emanating from these power plants. According to AirNow.gov, Warrick County had 10 days in 2012 that were considered unhealthy for those with lung disease, more than 3 times the Indiana average of 2.6 days in 2012. Warrick's number of unhealthy days has more than tripled since 2011. Vanderburgh County had 8 unhealthy days in 2012, compared to 6 in 2011; Gibson County had 4 in 2012 and 1 in 2011.

Another ongoing issue in our targeted communities in Southwest Indiana is the widespread occurrence of Combined Sewer Operations (CSOs) overflow events in the region. In Evansville, 50% of the sewer systems are designed to accept both stormwater and wastewater combined in a single line. Evansville now faces a \$500 million consent decree from the EPA due to CSO-related issues. During most wet weather events, these combined sewers can lead to water volumes that exceed treatment capacities of local water treatment plants which cause the release of untreated sewage into the area waterways, creating a significant health hazard. The receiving surface water body for the City of Evansville's CSOs is the Ohio River which bounds the south-central portion of the city. This portion of the city is where the most impoverished census tracts are located. Mt. Vernon is another community threatened by CSO discharge events, and has been in past violation of Indiana standards for CSOs. Because of the location of these CSOs in relation to impoverished neighborhoods, the economically disadvantaged face an inequitable impact to threats of pollution. These CSO events may also be affecting the region's surface water bodies, which are referenced in the 2010 Indiana Department of Environmental Management (IDEM) 303d list as being affected by mercury, E. Coli, and polychlorinated biphenyls (PCBs). While the precise contaminants present at previously identified neighborhood-specific brownfield sites are yet to be determined, these sites may be linked to the release of contaminants affecting air and water quality in the targeted communities. Cumulative impacts to our targeted community in Evansville stem from the the Jacobsville Superfund Site and are discussed below.

V.B.1.b. Impacts on Targeted Community : Environmental justice is a concern because of the cumulative environmental impacts of air, soil, and water pollution, and because of the concentration of known and potentially contaminated commercial and industrial sites in our targeted communities. Our targeted communities of Oakland City, Mt. Vernon, Chandler, the Jacobsville neighborhood, Oakland City, and Princeton, all face inordinate levels of economic hardship-as much as 35% of the population lives below the poverty line in an inner-city Jacobsville neighborhood and 20% in the rural community of Oakland City. These population groups are particularly and disproportionately subject to higher rates of poverty, substandard housing conditions and inadequate health care. This is largely because they are more likely to live in older, substandard housing units and have higher hazard, lower skilled employment opportunities. These residents bear the cumulative and disproportionate impact of brownfields in addition to the impact of other environmental issues that affect them, such as the presence of power plants, Superfund sites, CSO events and flooding disasters.

Additionally, some of our residents have faced potential effects from two sites that required emergency EPA action: friable asbestos from the former Emge Meat Packing Plant in Fort Branch, Gibson County, and lead and arsenic in the soil from the Jacobsville Superfund Site. The former Emge Plant, a dilapidated 24-acre site located less than 150 feet from neighboring homes, underwent asbestos remediation in 2011 after a fire partially destroyed the site and residents complained about exposed asbestos-containing materials. The site is only partially demolished and there are remaining environmental issues. The Jacobsville neighborhood is part of the Jacobsville Superfund Site which covers a 4.5 square mile area. 4000 residential properties are being abated for lead and arsenic impacted soils, however, commercial and industrial properties will not be addressed under the superfund cleanup. The cleanup is expected to take five to ten years. According to the Center for Disease Control and Prevention State Surveillance Data (2003-2007), Vanderburgh County is ranked in top 10% of Indiana counties with elevated levels of lead in children under the age of 6.

Among the top five priorities in the coalition's regional CEDS is improving health in the Region. **Our coalition is united by the CEDS goals and this initiative will benefit each of our targeted communities throughout our four counties.** There are several health issues in our counties that can be linked to exposure to the potential chemicals in our brownfield sites (see table on page 2). While the precise relationship between these sites and the health concerns discussed below has not been determined, it is notable that death rates for cancer, respiratory cancer, liver disease, lower respiratory disease, childhood

asthma, Alzheimer's disease, and stroke all show alarming elevation in our counties when compared with state averages.

Across the entire region, the average daily measurement of fine particulate matter is higher than the state average. According to the EPA, "inhalable particles, particularly fine particles, have the greatest impact on human health".

Children and the elderly are especially sensitive to the detrimental effects of inhalable particles, and our targeted populations (impoverished individuals and their children are at a higher risk of exposure by air because they live in close proximity to brownfield sites and may be exposed to vapor intrusion from contaminated groundwater, windblown sediments, and unsafe structures with friable asbestos and lead

Indicators Of Health	Gibson	Posey	Vanderburgh	Warrick	State	U.S.
Mortality Rates¹						
Cancer	163.2	176.7	196.0	149	187.6	193.6 ³
Lung and Bronchus Cancer	52.4	U	64.0	50.8	58.32	48.53
Liver disease and cirrhosis	U	U	37.2	U	8.9	9.2 ³
Chronic lower respiratory disease	58.8	U	54.2	53.6	55.2	44.7 ³
Alzheimers	U	U	25.6	41.3	27.6	27 ³
Children: Asthma Prevalence	U	U	14.1%	7.8%	13.6%	9.5% ³
Other Health Issues²						
Daily Fine Particulate Matter	13.4	13.5	13.5	13.4	13	11.13 ³
Exposed to unsafe drinking water	17%	77%	0%	0%	2%	4% ⁴

¹ Indiana State Department of Health, www.in.gov/isdh; ² Robert Wood Johnson Foundation, www.countyhealthrankings.org; ³ US Centers for Disease Control, wonder.cdc.gov; ⁴ US EPA, water.epa.gov/scitech/datait/databases/drink/sdwisfed/pivottables.cfm#summary U=data unavailable

paint. Mortality rates in targeted communities are greater than State and U.S. levels for two issues dealing with the respiratory system: chronic lower respiratory disease and lung and bronchus cancer. Vanderburgh County shows a high prevalence of childhood asthma and there is evidence that low-income individuals suffer more from respiratory diseases (as well as other health issues) than the rest of the population. According to a health needs assessment of Warrick County, 50% more low-income individuals had been diagnosed with a respiratory disease when compared to the rest of the population. Additionally, many residents in our targeted communities have been exposed to unsafe drinking water, according to EPA data provided through the Robert Wood Johnson Foundation. 77% of Posey County residents were exposed to unsafe drinking water in 2012. That means the public water supply for more than three-quarters of the population had at least 1 health-based violation of the Safe Water Drinking Act.

V.B.1.c.i. Financial Need: Economic Conditions: There are multiple components that impact the availability of funds and our ability to address brownfields in the Region: State imposed tax caps, the state of the economy, the costs of repairing, upgrading, and maintaining infrastructure and the cost of property damage and local response to declared weather disasters. In 2008, the State legislature adopted new property assessment standards and property tax caps that imposed limits on property tax rates for all residential, commercial, farmland, and industrial properties effective in 2010. The caps benefitted taxpayers, however, this tax credit resulted in a reduction of revenue to local governments (table on next page).

Another major disruption that impacts the availability of funds has been the cost of property damage and local response to FEMA-declared and other significant weather disasters. Since 2006, all Coalition counties were declared major disaster areas by the President on four separate occasions according to FEMA. Three of these declarations were made for flooding related to severe storms, tornadoes, or high winds, and one was for severe winter storms. These natural disasters have crippled our targeted communities resulting excessive property and environmental damage. Since 2009, the National Oceanic and National Atmospheric (NOAA) National and Climatic Data Center estimates that these events caused over \$ 54.4 Million Dollars in damages in our region since 2008 (Gibson at \$2.1M, Posey at \$9.9M, Vanderburgh at \$27.6, Warrick at \$14.8M).

County Budgets 2011-2012		
	2011	2012
Gibson	\$17.7M	\$15.7M
Posey	\$18.3M	\$16.1M
Vanderburgh	\$114.2M	\$77.2M
Warrick	\$42.9M	\$32.8M
Source: Indiana Government Transparency Portal		

V.B.1.c.ii. Financial Need: Economic Effects of Brownfields: Our targeted communities also face economic development issues that are exacerbated by the presence of brownfields. Vacant, deteriorating properties can cause property values around them to decline, especially as they become hot spots for vandalism and crime. As seen in the table below, current residential properties listed for sale in the vicinity of brownfields are priced significantly lower than the average home price in their communities, with as much as a 56% decrease in price and an average decrease of 29%. Real estate values are complex figures that depend on a variety of factors, but the presence of a vacant/underutilized and potentially contaminated site has a distinct correlation with lower home prices. Brownfield sites also discourage economic development and potential employers from investing in the area. Neighborhoods around them face a loss of basic retail services, as can be seen in Jacobsville, where residents' only options for purchasing food nearby are in convenience stores. Jacobsville is bisected by Main Street with historic buildings that have more "for lease" signs in the windows than they do occupants. Similar disinvestment can be observed across the Coalition Counties.

Community	Average price of listed homes	Average price of listed homes near Brownfield	Difference
Princeton	\$ 91,060	\$54,000	-41%
Mt. Vernon	\$138,908	\$61,000	-56%
Oakland City	\$63,300	\$ 46,400	-27%
Jacobsville	\$55,720	\$46,400	-17%
Chandler	\$107,083	\$104,200	-3%
Real estate data from www.zillow.com , accessed 12/9/2013			

The poverty statistics for many of the targeted communities is nearly 1.5 times or twice as high as State and US levels (as can be seen in the table in section V.B.1.a). Children live in poverty at rates that are two, three, and even four times higher than the national rate. The unemployment rate is as high as 16.1% in the targeted community of Jacobsville. The Median Household Income is \$34,546, which is 44% less than the national rate. As noted in the CEDS, there is a region-wide disconnect between the workforce and employers; job seekers do not have the skills or education for the available jobs, and there are not enough jobs available at the necessary skill levels. Inadequate job training and limited educational opportunities are hinderances to improving economic conditions. Those who do go on to higher education tend to leave, creating a "brain drain." The community workforce needs additional career and job training opportunities, and an improved outlook for the quality of their lives.

V.B.2.a. Project Description (i): The brownfields initiative of our four-County Coalition will be led by the EDC. The coalition encompasses a dynamic economic development region united by the Comprehensive Economic Development Strategy (CEDS) and has a board of 70 directors who are prominent citizens from business, education, healthcare, government, religious and nonprofit organizations in Gibson, Posey, Vanderburgh, and Warrick Counties. The CEDS is developed through broad-based community participation with input from public and private sectors. It complements local planning efforts as a roadmap for communities to diversify and strengthen our region's economy. The broad vision of our 2010 CEDS is: "By 2020 the quality of life and economic success of Southwest Indiana will be equal to its peer regions across the country. The region will have a competitive workforce, a set of employers that are innovative, and communities whose quality of life attracts new residents."

The EPA brownfield initiative mirrors the regional vision as the identification, assessment, clean up, and redevelopment of brownfields throughout the region will improve the quality of life and attract new residents and employers. The project will consist of community outreach to develop a comprehensive inventory of the region's brownfields, prioritize the inventory with input from our communities, assess a minimum of 20 prioritized sites (with at least 14 continuing to Phase II assessments), perform cleanup planning for at least 6 sites, and keep our communities educated and involved throughout the entire process. The EDC will consult with the City of Evansville as a mentor for this initiative as we implement a regional brownfields program, as Evansville has had successes with its own EPA brownfields program

initiated in 1995 with an assessment pilot grant, Community wide Assessment, and Revolving Loan Fund. Our initiative will be enhanced by our collaborative partners such as the Sustainable Evansville Area Coalition (SEAC), Oakland City University, Jacobsville Area Community Corporation, County Health Departments, and local Chambers.

Additionally, the CEDS identifies downtown revitalization projects as key focuses for the upcoming years, which is why six brownfield sites highlighted within this application are located in city centers and have the potential to become part of a vibrant, walkable, downtown community. Princeton, the Jacobsville neighborhood, and Mt. Vernon have also begun planning that includes downtown revitalization with a focus on sustainable redevelopment. Mt. Vernon is implementing a policy that promotes the development and enhancement of existing facilities rather than new development. Princeton wants to refurbish their downtown, described as “aging and deteriorating” in their Comprehensive Plan. Jacobsville is developing a Quality of Life Plan in a resident-led collaborative process with the City of Evansville. The EPA brownfields initiative dovetails into a regional plan for sustainable development plans that SEAC is developing through a HUD planning grant. The SEAC plan contains redevelopment strategies which tie into the land reuse this EPA initiative will promote. See the table below for the projected redevelopment plans for the example sites highlighted in this application.

Projected Redevelopment Plans	
Posey – Former Auto Maintenance Shop, Mt. Vernon, 0.5 acres:	This site would be ideal for a small park, farmer’s market, or community center in downtown Mt. Vernon which would enhance the health and lives of local residents.
Vanderburgh – Former Auto Shop, Evansville, 0.14 acres:	Creating a small business in place of a vacant downtown building formerly used for auto maintenance would remove a potential contaminant source in an impoverished area and help the local economy. This site is across from the Deaconess Hospital, one of the region’s major employers, and would be an ideal site to serve hospital employees, perhaps as a restaurant or retail shop.
Vanderburgh – Former Gas Station, Evansville, 0.1 acres:	Revitalizing a run-down former gas station would remove blight and clean up a potential contaminant source in an impoverished downtown area. This site can be redeveloped as a commercial establishment serving the local community instead of detracting from it.
Gibson – Former Kleen Rite Kleeners, Oakland City, 0.5 acres:	We want to see the Main Street area of this college town thrive. Redeveloping and remediating potential contaminant sources will be the first step to creating a vibrant, walkable downtown filled with local retailers and restaurants that enriches the community.
Gibson – Former Railroad Roundhouse, Princeton, 20 acres:	This large site could easily become an office park turning an unsafe property into a source of quality jobs for local residents.
Warrick – Former Fishers Brothers Lumber Yard, Chandler, 0.5 acres:	The City of Chandler wants to utilize the former lumber yard because of its location near existing government offices. This would consolidate their services and provide a productive reuse for the site.

ii) Following the Coalition award announcement in Spring 2014, the EDC will submit the Memorandum of Agreement (MOA) between our four counties to the EPA documenting the site selection process. Our community involvement plan will begin and continue throughout the project. We will draft and finalize the work plan for EPA approval and provide information for the Cooperative Agreement. Upon approval of the EPA workplan, the Request for Qualifications will be issued to procure a contractor, which we anticipate to occur in the Summer or Fall of 2014, depending on the timing of the award and approval of the workplan. The EDC will select a highly competent environmental consultant in compliance with federal procurement requirements (40 CFR 31.36). the EDC will select a consultant experienced with the EPA and the Indiana Brownfields programs that has the capacity to begin immediately and complete the project in 3 years, has a proven track record with successful US EPA grants, state grants or loans, tax credits, and other incentives, and can incorporate greener cleanup methodology into our cleanup plans.

Once funds are made available, the EDC will set up electronic funds transfer, submit program and financial quarterly updates, enter property profile data into the Assessment, Cleanup and Redevelopment Exchange System (ACRES), and document the site selection process. After gathering community and resident input, the Coalition will select sites for assessment based on the criteria outlined below. Sites must

be eligible and site access must be pre-arranged by communities prior to consideration for being considered for this initiative.

By Winter 2015, we anticipate identifying a pipeline of prioritized projects to begin Phase I Environmental Site Assessments. Simultaneously, the consultant will be expected to prepare the Quality Assurance Project Plan (QAPP) for submittal to the EPA for approval, submit eligibility requests for identified sites to either the Indiana Brownfields Program (IBP) for petroleum sites or EPA for hazardous materials. The minimum of five sites required by this grant will be exceeded, as the EDC plans to perform 20 Phase I Assessments. All Phase I ESAs will be conducted in compliance with All Appropriate Inquiry and the ASTM E1527-13 Standard. For sites prioritized to receive a Phase II, a Sampling and Analysis plan and a Health and Safety Plan will be submitted to EPA for approval. Phase II investigations will be conducted in compliance with the QAPP and begin by Spring 2015 with Remedial Action Plans developed for prioritized sites in 2016. Assessments that reveal imminent threat to public health or safety will be provided to the appropriate health departments and Indiana Department of Environmental Management immediately.

iii) The requested EPA funding will catalyze our efforts to prioritize our inventory. **The selection and prioritization process will target projects that have strong potential for redevelopment from an economic and community development, can improve the quality of life in communities suffering from poverty and provide opportunities to improve public health through cleanup and redevelopment.** Former industrial brownfields sites like the Railroad Roundhouse and Fishers Brothers site rank highly because of their proximity to neighborhoods, blighted condition, and the detrimental health effects they could be having on the community. The Roundhouse would also rank highly for high potential of job creation; the Fishers Brothers site would rank highly because of confirmed plans to construct a government services building at the site. Sites located in TIF zones will also be given priority because of their economic development potential and ability to leverage local funds. To ensure resident input in the site selection and prioritization process, a series of meetings with our coalition members, targeted communities/neighborhoods, our board, partners and stakeholders will begin upon notice of the EPA award. These meetings will continue throughout implementation of the grant. In preparation for site selection, the EDC has developed site access agreement templates for this project but will rely on individual communities to coordinate site access. If necessary, each community and County Health Departments have legal means of accessing sites.

V.B.2.b: Task Description and Budget Table: The EDC requests \$580,000 (\$400,000 hazardous substance and \$180,000 petroleum) of EPA brownfields funds to conduct a comprehensive outreach program with a 4 county inventory of prioritized brownfields, develop a Quality Assurance Project Plan (QAPP), conduct up to 20 Phase I Environmental Site Assessments (ESAs), 14 Phase II investigations, and 6 cleanup/reuse plans (exceeding the required minimum of 5 sites). Each county in the coalition will have sites assessed in their jurisdiction. 94% of requested funds are committed to contractual activities.

Task 1: Programmatic Activities and Outreach: The \$31,800 budget (\$21,700 hazardous/\$10,100 petroleum) includes \$ 17,000 programmatic costs and community engagement, travel at \$4,000 and contractual at \$10,800.

Personnel: \$17,000 (340 hours at \$50/hr): (\$12,500 hazardous; \$4,500 petroleum): the EDC will:

- Oversee the Cooperative Agreement, quarterly reports, accounting/financial reporting system
- Participate in brownfields/economic development workshops, conferences
- Advertise RFQ, ensure procurement meets federal requirements, select qualified Environmental Consultant; oversee consultant contract terms/consultant activities
- Track outputs/outcomes; apply for leveraging from agencies and seek redevelopment partners
- Provide coordination/support/record for 4 public meetings, 12 stakeholder meetings; draft media releases, presentations for outreach; update website; coordinate outreach with our partners

Travel: \$4,000: (\$2,000 hazardous; \$2,000 petroleum): Travel (airfare, lodging, per diem) to the EPA regional or State brownfields workshops/conferences (\$3,300); other training opportunities (\$700).

Contractual: \$10,800: (\$7,200 hazardous; \$3,600 petroleum): Costs include drafting technical summaries for quarterly and final reports, attendance/presentations at public, stakeholder and property owner meetings, development of presentation materials and handouts.

Task 2: Inventory and Prioritization: The \$8,200 budget-(\$4,800 hazardous and \$3,400 petroleum) – includes programmatic costs (\$4,000) and contractual cost (\$4,200): **Personnel: \$4,000 (80 hours at \$50/hr):** (\$2,000 hazardous; \$2,000 petroleum): tour communities, inspect sites and meet with stakeholders, collect eligibility data and maintain inventory. **Contractual: \$4,200:** (\$2,800 hazardous; \$1,400 petroleum): Collection of technical data for eligibility requests, input into EPA's ACRES.

Task 3: Phase I and II ESAs: The \$510,000 budget (\$358,500 hazardous and \$151,500 petroleum) includes programmatic costs (\$12,500) and contractual costs (\$497,500) to **conduct 20 Phase I ESAs** in compliance with All Appropriate Inquiry & ASTM E1527-13 Standard Practice for Environmental Site Assessments, and **14 Phase II ESAs** in compliance with ASTM and State guidance;

Personnel: \$12,500 (230 hours at \$50/hr): (\$8,500 hazardous; \$4,000 petroleum): arranging site access, contractor oversight, report review, and discussion of findings with stakeholders.

Contractual: \$497,500: (\$350,000 hazardous; \$147,500 petroleum):

- \$4,000-Consultant will draft Quality Assurance Project Plan (\$2,000 haz./\$2,000 petro)
- \$56,000-Conduct up to 20 Phase I ESAs at average cost of \$2,800 each (13 hazardous ESAs for \$36,400 and 7 petroleum ESAs for \$19,600)
- \$437,500-Conduct 14 Phase II ESAs (10 hazardous, 4 petroleum at an average cost of \$31,000 each, totaling \$311,600 for hazardous and \$125,900 for petroleum.

Please note the EDC is committing \$10,000 towards conducting additional Phase I ESAs, additional Phase II investigation or Cleanup Planning.

Task 4: Cleanup Planning: The \$30,000 budget is all contractual with \$15,000 for hazardous and \$15,000 for petroleum to develop 6 remedial action plans (3 for hazardous and 3 for petroleum). Cleanup Plans will include an evaluation of remediation approaches or systems that incorporate greener cleanup measures. *Please note the EDC is leveraging \$12,000 in-kind services to meet with communities, partners, IBP, and prospective purchasers to develop reuse plans based upon data.*

ii. Budget Table: The EPA Brownfields Assessment Budget (FY 2014-2017) request is below:

Program Tasks:	Task 1: Programmatic Outreach	Task 2: Inventory, Prioritization	Task 3: Phase I, Phase II	Task 4: Cleanup Planning	Budget
Hazardous Budget					
Personnel	\$12,500	\$2,000	\$8,500		\$23,000
Travel	\$2,000				\$2,000
Supplies					\$0
Contractual	\$7,200	\$2,800	\$350,000	\$15,000	\$375,000
Total Hazardous	\$21,700	\$4,800	\$358,500	\$15,000	\$400,000
Petroleum Budget					
Personnel	\$4,500	\$2,000	\$4,000		\$10,500
Travel	\$2,000				\$2,000
Supplies					\$0
Contractual	\$3,600	\$1,400	\$147,500	\$15,000	\$167,500
Total Petroleum	\$10,100	\$3,400	\$151,500	\$15,000	\$180,000
Total EPA Budget	\$31,800	\$8,200	\$510,000	\$30,000	\$580,000

V.B.2.c. Ability to Leverage: The EDC will commit \$10,000 to this initiative. Furthermore, we will make a significant contribution to the project in staff time (estimated \$12,000 of in-kind services) to review Phase I, Phase II reports and meet with the communities and prospective purchasers to discuss results and potential reuse plans (Leveraging Resolution is in Attachment E). *Unique to Indiana is the significant funding allowed by the Indiana Supreme Court to remediate sites under basic general liability insurance policies of current/ former owners of the site.* The EDC will work with local attorneys to initiate the process if sites appear to have this option. The EDC and our partners will ensure the success of our brownfield redevelopment projects. Funding will be sought through programs already familiar to the EDC for site preparation and all phases of redevelopment.

Federal and State Leveraging Opportunities			
Program Name	Amount	Program Description	Application to brownfields program
Indiana Finance Authority: Indiana Brownfields program (IBP)			
Revolving Loan Fund	\$500,000	Cleanup activities to address hazardous substances/petroleum contamination	Remediation of Brownfields Sites
SRF-Clean Water Funds (EPA)	Section 319	Integrating a nonpoint source project into water/wastewater projects	Eligible brownfields remediation remediated and interest rate for SRF is reduced by 5%
Tax Waiver – Brownfields	Waiver back taxes	Petition to Dept. of Local Government Finance for waiver of delinquent tax	Removes financial barrier of back taxes to facilitate brownfields redevelopment
US Environmental Protection Agency			
Brownfields Cleanup Grants/RLF	\$200,000/ \$1,000,000	Outreach and Cleanup activities to address hazardous substances/petroleum contamination	Community Involvement/Remediation of Brownfields Sites
Technical Assistance to Brownfields (TAB)	Technical Assistance	Kansas State University provides technical assistance and support to Brownfields Communities (at no cost)	Community Outreach/ Training, Visioning for Site reuse, Greener Cleanup Strategies for cleanup plans
Indiana Office of Community and Rural Affairs (Community Development Block Grant funding)			
Main Street Revitalization	\$800,000	long-term community development for low income and blighted areas	Redevelop brownfields located in Main Street areas
Planning Grant	\$1 million (annual)	Funds infrastructure, downtown revitalization, and community facilities.	Downtown revitalization is a major goal of our current brownfields initiative.
Public Facilities Grant	\$2 million	Funds Emergency Services Projects, Historic Preservation, Public Facilities	Brownfields redevelopment as Public facilities projects funded
Comprehensive Site Redevelopment	\$750,000	OCRA partnership with IBP funds cleanup/demolition of brownfields	Cleanup/Demolition of brownfields sites
Indiana Economic Development Corporation			
Shovel Ready Program (IEDC)	Services	Reduces potential costs of development Enhances marketability	Marketing brownfields sites for redevelopment/eliminating red tape.
Industrial Recovery Tax Credit-IEDC	Up to 25% Tax Credit	Incentive for companies to invest in facilities requiring rehabilitation	Incentive to rehab buildings over 15 years old and a minimum of 50,000 square feet.

Other leveraging opportunities applicable to brownfields redevelopment can come from **Indiana Department of Natural Resources** with up to \$150,000 funds for acquisition or development of trail funds, **\$200,000 Land & Water Conservation Fund** for park creation, and **\$500,000 Historic Preservation and Archaeology** for rehabilitation of historic structures. The **United States Department of Agriculture** has funding for brownfields redevelopment. The development of health care, public safety and community services facilities can be funded under the **\$54 million Community facilities grant** and the facilitation of small and emerging rural business can be funded through their **\$2 million Rural Business Enterprise & Opportunity Grant**.

We are confident in our ability to leverage funds and have demonstrated this with our past brownfields projects. An example is the Mt. Vernon's Riverfront Revitalization Project, where \$237,666 of local fundraising was matched with \$300,000 of Office of Community and Rural (OCRA) funds to demolish blighted silos and replace them with an amphitheater and splash park. Other funds leveraged for this includes an \$8 million mixed-use residential and commercial development on the riverfront through

private investment and tax credits. Another example is the Contaminated Building on Boonville Square (Warrick Co.), where \$13,000 local dollars were leveraged with \$116,000 OCRA funds to demolish the building in 2013. The EDC also assisted Oakland City to leverage \$10,000 local funds with \$75,000 OCRA funds to demolish two brownfields on Main Street.

V.B.3.a. Community Engagement and Partnerships: Plan for Involving Targeted Community & Other Stakeholders; and Communicating Project Progress:

To ignite interest in the project throughout the region, the EDC held a Brownfields Workshop on September 26, 2013 with the help of TAB (Technical Assistance to Brownfields). The speakers included: Deborah Orr from EPA Region 5, Michel Oertel from IBP, and representatives from USDA Rural Development, Indiana Office of Community and Rural Affairs, and Environmental Law attorneys. We had over 30 registrants for the workshop, which included brownfields coalition members, city and town officials, county personnel, and representatives from community foundations, the real estate sector, and law offices. Compelling questions about leveraging funds, enforcement concerns, property ownership issues, and reuse opportunities were of most interest of our community members. Since the meeting, EDC staff has been in contact with interested parties to discuss the initiative and get input on sites in their community. We intend to continue utilizing the tools and assistance offered by TAB for this project. At the local level, our city/town newspapers and partners' newsletters remain an effective tool to engage community stakeholders. The EDC will also start social media campaigns through Twitter and Facebook, reach out to the community through email blasts, and maintain current project updates on ours and other communities' websites to ensure that we cover both digital and print methods of reaching our communities. Our website stays up to date on current and past projects, as well as economic/community development news and updates.

Although each of the communities within our counties has its own individual issues to address, there are common needs identified throughout the region: quality of life issues, cancer and respiratory diseases, and poverty. These are found in all our targeted communities and on a county level. The EDC will request resident input via press release and social media about developing the inventory and, once sites are identified, we will solicit resident ideas for redevelopment on selected sites from the inventory. **The Sustainable Evansville Area Coalition will provide outreach** that ties to sustainability of the program, assessment process and cleanup planning throughout the region through their events and newsletters. In Gibson County, the **Oakland City University will support the EDC and cities in Gibson County** by engaging students in a service learning project associated with this initiative's grant activities which includes outreach to residents and stakeholders. In concert with the **Vanderburgh Health Department**, the **Jacobsville Area Community Corporation (JACC)** will provide brownfields outreach and updates to the Jacobsville neighborhood at their events and through their newsletter and assist us as we consider the needs of minorities in our planning. JACC will be involved in engaging the community regarding reuse potential and cleanup plans. **The County Health Departments** will post information at their facilities, attend public meetings about health impacts from brownfields and provide translation services as needed at these meetings. The EDC will immediately report any health concerns with the brownfield sites to the County Health Departments, who will disseminate information to the public and respond appropriately to health threats. We will also address health via social media by posting about environmental health topics, as well as health and safety concerns associated with brownfields. This will be especially useful to communities like Princeton and Oakland City, with dilapidated and unsafe structures that could threaten resident safety, or Chandler, home to a former lumber yard that could impact nearby homes by vapor intrusion. To keep our community engaged in our efforts to fight poverty through job creation, we will ensure that any jobs created as a result of the Brownfields Initiative are advertised through our workforce development partners, in local newspapers, and web-based employment resources like Careerbuilder and Craigslist. In addition to regular EDC, County, and community public meetings, print publication, and developing a social media presence on Facebook and Twitter, the EDC will engage with the public through the local chapters of Habitat for Humanity and Chambers of Commerce and local Community Business Associations.

V.B.3.b. Partnerships with Government Agencies-i) Local/State Environmental & Health

Agencies. The EDC has and will continue to coordinate its brownfield efforts with the Indiana Brownfields Program (IBP), which has brownfield oversight for the state. The IBP will also review/approve petroleum eligibility requests for this initiative. The Indiana Department of Environmental Management (IDEM) has cleanup authority for the State and will work in concert with the IBP to approve cleanup plans, liability limiting letters for prospective purchasers, and deed restrictions (if needed). Additionally, the EDC has established partnerships with County Health Departments to secure funding for clean water and upgraded infrastructure projects. Attachment D contains letters from Vanderburgh, Gibson, and Posey County Health Departments stating their commitment to the project. We will also seek assistance from the IDEM and the Health Departments if a site poses an imminent threat to residents or the environment.

ii) Partnerships will be continued with the following agencies, highlighted in bold: **US EPA** will be our partner in brownfields cleanup funding and technical assistance. The EDC has and will continue to partner with the **EPA TAB** for outreach strategies and visioning sessions for reuse of sites. **OCRA** has been an important partner in brownfield demolition projects undertaken thus far. The EDC will continue to seek funding from them for demolition, planning, and development. **Indiana Department of Transportation** (INDOT) provides funds for safe, efficient means of transportation and enhancements such as lighting and pedestrian and bicycle infrastructure. In communities like Princeton and Oakland City, which are in need of infrastructure upgrades, INDOT will be an important partner. The **Economic Development Administration** provides funding to distressed communities to upgrade their physical infrastructure which promotes economic development. The **Indiana Finance Authority** will work with the IBP to provide financing solutions to facilitate infrastructure, brownfields cleanup, and other local investments. The **USDA** provides loans to emerging rural small businesses and funds the construction of community facilities. They will be our “go to” agency for loans as we identify potential developers and employers. The **Indiana Department of Natural Resources** assists in the conservation and provision of parks, trails, and historic preservation, and will be used for brownfields we wish to see redeveloped into parks or trails. The **Indiana Economic Development Corporation** will market large industrial sites nationally as well as provide tax credits for industrial rehabilitation projects.

V.B.3.c. Partnerships with Community Organizations—

Organization and Description	Role
Oakland City University is a private university located in Oakland City	Service Learning project gathering inventory data, maintaining the TAB-BIT inventory tool, conducting research, providing presentations to community leaders and partners about the initiative, and additional environmental monitoring.
Jacobsville Area Community Corporation (JACC) helped develop a community comprehensive plan and is involved in neighborhood redevelopment.	Notify our residents to solicit other sites of concern; Prioritize sites in targeted area; Communicate with property owners; Coordinate neighborhood meetings to discuss site specific updates of neighborhood sites assessed.
The Sustainable Evansville Area Coalition (SEAC) -partnership of local organizations and government agencies creating a sustainability plan for the region	Identifying potential brownfield sites; provide outreach about the brownfields initiative to communities regarding sustainable development; assist EDC with identifying best practices in sustainable development.
Evansville Habitat for Humanity builds homes for low-income families, participates in community planning through the JACC	Keep residents updated on the Brownfields initiative and solicit input through social media. Survey community residents at Habitat events for input on site selection and prioritization.
Chamber of Commerce of Southwest Indiana	Support new businesses moving into former brownfield sites and host community development forums
Oakland City Community Business	Provide advice regarding development priorities and assistance in

Organization and Description	Role
Association seeks to improve the quality of life of our citizens and community and to attract new businesses, industry, and housing.	recruiting potential developers to the area.
Gibson County Chamber of Commerce promotes business development and supports a proactive and positive business environment.	Be a resource for community forums and other assistance

Each dollar of EPA funding will also be leveraged with community support and in-kind services. The Community-based organizations in the table below have committed to supporting the Coalition. Letters documenting these organizations' commitments to the grant can be found in **Attachment D**.

V.B.4. a. Project Benefits: Health, Welfare, and Environment- Improving the health of the region's residents is one of the goals of our Comprehensive Economic Development Strategy (CEDS). The table below describes the redevelopment benefits associated with our targeted sites.

TARGETED AREAS: REDEVELOPMENT BENEFITS
Former Auto Maintenance Shop, Mt. Vernon (Potential for Petroleum releases): Potential underground storage tanks (USTs) removed; soil/groundwater contamination will be identified; cleanup would address drinking water contamination, vapor intrusion, inhalation and direct contact concerns for neighbors. Hazardous building materials (asbestos, lead paint) identified and abated. Potential contaminated stormwater eliminated protecting the Ohio River. Ideal location for a small park or farmer's market promoting healthier lifestyles.
Former Auto Shop, Evansville (Potential for Petroleum/Solvent/Lead releases): Potential USTs removed; soil/groundwater contamination identified; cleanup would address vapor intrusion, inhalation, direct contact concerns for neighbors. Potential lead-impacted soils mitigated & neighboring families notified leading to lead level screening for children and homes. Hazardous building materials such as asbestos identified and abated. Building safely converted for commercial redevelopment.
Former Gas Station, Evansville (Potential for Petroleum/Solvent/Lead releases): Same benefits to targeted community for UST, soil/groundwater and lead assessment/impacts benefits as above. Same Lead contamination impacts addressed above. Assessment of Hazardous building materials (asbestos, lead paint) can lead to demolition of the building and removal direct contact and inhalation of friable asbestos to adjacent residential community and workers in the area. Waste/junk materials removed and recycled if possible (due to fire damage). Good location for small commercial redevelopment.
Former Kleen Rite Kleeners, Oakland City (Potential for chlorinated solvent releases): soil/groundwater contamination will be identified; cleanup would address vapor intrusion, inhalation and direct contact concerns for neighbors. Asbestos/lead paint/ assessed and junk removed/recycled. Downtown building safely converted to commercial/professional reuse.
Former Railroad Roundhouse, Princeton (Potential for petroleum, chlorinated solvents, metals): soil/groundwater contamination will be identified; cleanup would address vapor intrusion, inhalation and direct contact concerns for neighbors. Assessment of Hazardous building materials (asbestos, lead paint) can lead to demolition of residual structures and removal direct contact and inhalation of friable asbestos to adjacent residential community. Waste/industrial equipment removed and recycled if possible. Reuse scenario is an office park.
Former Fishers Bros. Lumber Yard, Chandler , (potential for pesticides, formaldehyde, creosote, chlorinated solvents, metals): soil/groundwater contamination will be identified; cleanup would address vapor intrusion, inhalation and direct contact concerns for neighbors. Assessment of hazardous building materials (asbestos, lead paint) can lead to demolition of structures. Waste/junk removed and recycled if possible. Consolidated Government Services building slated as reuse.

Potential hazardous substance and petroleum contamination on brownfield sites in our region may directly impact the public health of residents in our targeted communities, especially our most susceptible population-children. This grant will allow the Coalition to assess the properties, begin identifying those risks, the potential exposure pathways, and take steps to remediate or mitigate risks posed. Many of the potential contaminants at our sites are known carcinogens or toxic chemicals that at various exposure levels may lead to cancers and diseases within our communities. Demolishing deteriorating structures with barren grounds will decrease localized particulate matter, improve air quality and reduce asthma issues for children nearby. Because brownfields are located in impoverished areas, we will also begin to alleviate environmental justice concerns in our targeted communities. Other outcomes expected from this project will include the **redevelopment of dilapidated downtowns and industrial sites and attracting new businesses to**

our area as we remove blight and restore our community gateways. Removing blight and unsafe buildings will help turn around socioeconomically depressed areas and create social benefits such centrally located downtown locations for dining, shopping, and recreation.

V.B.4.b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i) The Sustainable Evansville Area Coalition (SEAC) is a consortium of local organizations and government agencies (including the EDC) working together to develop a regional plan for sustainable development for residents living, working, and playing within our counties in the coalition. The plan has established goals, must develop performance measures, and devise strategies for implementation of identified projects to advance six livability principals: provide more transportation choices, promote equitable, affordable housing, enhance economic competitiveness, support existing communities, and coordinate policies and leverage investment. This three-year project was funded through the HUD Sustainable Communities Regional Planning Grant Program (2010)—a key initiative of the Partnership for Sustainable Communities, in which HUD works with DOT and the EPA to coordinate and leverage programs and investments. The emphasis of this plan will be to establish a vision for our region's continued growth and development that minimizes wasted resources while meeting the needs of a diverse population both now and in the future. This vision will be achieved through a series of projects, policies, and programs identified at neighborhood, city, county, and regional levels. More importantly, this program will pave the way for new partnerships, across county and state lines, reducing some of the typical red-tape that prevents or delays much needed community projects.

The EDC actively participates in the SEAC initiative and we share many of the same goals in our CEDS. The EDC is a leader in the region for implementing sustainable redevelopment into our economic development, housing, water/wastewater/stormwater, workforce development services for our communities. The EDC incorporates sustainable green infrastructure, water or energy efficiency measures, or environmentally innovative solutions to all water/wastewater/stormwater funding applications. Two of our completed projects are showcased on the Green Project page of the Indiana Finance Authority website. The 2009 Chandler Wastewater Improvements Project (\$1.6 million) is showcased for energy efficiency measures and the 2009 Princeton water improvement project (\$4 million) was showcased for environmental innovation. Both of these projects improve the efficiency of water delivery and wastewater management and reduce chemical usage.

ii) **The Mt. Vernon riverfront project is recent example of how the EDC promotes sustainable and equitable development practices.** The EDC helped the City obtain and manage \$300,000 from the Housing and Urban Development funds to **improve blighted parcels** on the riverfront. Two deteriorating grain silos were demolished, **mitigating releases of friable asbestos to the air.** In their place, the City built an amphitheater, picnic area, and splash park to **increase resident access to recreational facilities and green space.** \$300,000 of federal funds was leveraged with \$233,666 in local donations from the community, showing our leveraging power and ability to get local residents involved. By making use of existing developed space on the riverfront, the natural beauty of the area is preserved. Additionally, the new riverfront park is being augmented by a new \$8 million mixed-use commercial and residential development that will feature **affordable housing opportunities for seniors and employment opportunities** on the commercial first floor.

Because of their proximity to downtown Mt. Vernon, these projects improve the connectivity and walkability of the entire community, **contributing to a healthier neighborhood** and limiting trips outside the community for recreation. The revitalized riverfront will help **retain residents who have historically lived in Mt. Vernon**, as it will increase their property value and provide them with a safer, better-connected neighborhood without disturbing any existing residential properties. This Riverfront Revitalization Project will continue to be model as our Brownfields Initiative continues to grow.

Looking to future planning, our 2010 CEDS also mirrors the Sustainable and Equitable Development Options. Many of the sites in our inventory are downtown Main Street properties or are located in residential neighborhoods and will be redeveloped in alignment with these principles. The revitalization of our Main Streets reflects the heart of our small towns and avoids displacement of residents. Brownfields cleanup and redevelopment improves the marketability of the town itself, utilizes existing infrastructure and discourages sprawl through infill development, preserves our historic character, and removes sources of contamination to make our communities healthy places to live. These "new" developments are close to

other businesses, recreation, and dining, thereby reducing transportation costs and creating walkable communities.

V.B.4.c. Economic Benefits-(i) An example of the economic impact some of the region's brownfield sites could achieve is described using an economic analysis tool developed by Ball State University. The severely dilapidated Former Railroad Roundhouse sits on 20 acres adjacent to an industrial park and a residential neighborhood in Gibson County. It would be a desirable location for a professional office park that would provide neighborhood residents with jobs within walking distance of home. Once remediated, it will be a highly attractive property due to size and location. **An estimate of 200 jobs could be created (estimated 10 jobs per acre), and this site alone would output \$23,867,017 into the county and provide state and local governments with \$697,000 in indirect business tax.** The Jacobsville neighborhood in Evansville is also home to the highest concentration of impoverished and unemployed residents in our region. Creating jobs and retail services in place of blighted properties in their neighborhood will decrease unemployment, increase the county tax base, and provide opportunities that might not exist for this population otherwise. **Even if only six new jobs were created by redeveloping these sites, it would provide the community with \$327,011 in annual production.** Similar annual output could be seen by redeveloping the former dry cleaners' and other downtown sites in Oakland City, or the former auto maintenance shop in Mt. Vernon. The Town of Chandler hopes to reuse the Former Lumber Company to expand their government offices, which would create temporary construction jobs and potentially new jobs with the local government. **Jobs in the social services sector in Chandler would pay an average of 58% more than the current per capita income, which is currently \$16,172.**

(ii) Elevating our residents' job skills will be critical to improving quality of life for our citizens. The EDC is actively working to bridge the gap between education and the workforce. To that end, we are partnering with Oakland City University for this grant application. They will offer students a service project doing brownfields inventory, research, and project tracking for course credit. This will give students real-life experience in technology, planning, community development, and community health. By training our future workforce, we hope to establish relationships with students that will keep them in the area after they graduate, and will provide them with the skills they need to find quality jobs.

V.B.5.a. Programmatic Capability. As lead Coalition member and grant recipient, the EDC will lead the initiative and manage the grant. Our staff of seven professionals maintains an exemplary record of federal management. Key staff qualifications are discussed below.

Debra Bennett-Stearnsman, V.P. of Community Development Division, will lead the EDC staff through this program and manage the project. She is in charge of all community development activities, including micro-enterprise, downtown revitalization, infrastructure and community facilities projects as well as housing development and management. She brings over 20 years of experience in planning, development, grants management and program administration from State, Federal, and private funding organizations. Debra has worked successfully with all aspects of grant services and is a Master Certified Grant Administrator with the Indiana Office of Community and Rural Affairs. She will oversee compliance with the Cooperative Agreement Terms and required reporting.

Wylie E. Zeigler, Manager, Grant Development has been involved with community development and city planning since 1989, and will serve as a liaison with local community stakeholders and government officials. As a community development manager she has assisted numerous communities in southern Indiana with their project planning and development needs. Wylie is a Certified Grant Administrator with the Indiana Office of Community and Rural Affairs.

Megan B. Southwest, Community Development Specialist has been involved with community development and engineering services since 2009 and became a certified grant administrator in 2010. Megan specializes in working with the financial components of grants and will serve as the financial manager for this EPA grant. As the fiscal specialist she will conduct draws and disbursement as well as establish accounting and project tracking systems. .

To complete the project the EDC will require the services of an environmental consultant, who will be selected in compliance with federal procurement requirements (40 CFR 31.36). We will select a consultant experienced with the EPA and Indiana Brownfields programs. Our consultant will prepare all

technical documents to be submitted to the EPA and will guide us through the environmental review stages of our Brownfields Initiative. Should staff turnover or additional consultants or subcontractors be necessary, the EDC will be prepared. Having three of our staff members involved will ensure cross-training, so in the event of a loss of staff, incoming staff can be appropriately trained. If additional consultants or subcontractors are required, we will utilize the same procurement process as in our initial search for an environmental consultant.

V.B.5.b. Adverse Audits The EDC has never received an adverse audit.

V.B.5.c. ii) (1) Past Performance and Accomplishments and (2) Compliance The Coalition has never received an EPA Brownfields Grant Application. However, the EDC has experience addressing brownfields sites in Mt. Vernon, Boonville, and Oakland City. Two additional sites are currently in the environmental review stage in Posey County and Gibson County. To date, the EDC is successfully administering over \$65M dollars in federal and state grant projects. The table below provides recent projects that EDC has sought funding for and managed. In each instance, the grant activities are in compliance with the work plan, schedule, and terms and conditions, and the expected progress toward the goals of the grant are being made, as demonstrated by the outputs and outcomes

Funding Agency	Project	Grant \$	Program Compliance	Output
		Leveraged		Outcome
OCRA – CDBG Funds/EPA	Mt. Vernon Silo (Posey County)	\$300,000	Application, Public Hearings, Site Assessment, Clean-up, Procurement, Demolition, Financial Compliance	Demolition of Riverfront Silos/Development of RF Park (2011)
		\$165,000		Elimination of blighted structure, redevelopment of DT Mt. Vernon
OCRA CDBG Disaster Funding	City of Oakland City (Gibson County)	\$7,350,500	Application, Public Hearings, Labor Standards, Civil Rights Environmental Review, Financial Compliance	Sewer/Water improvements completed in 2013
		\$1,837,625		Protected water sources, increased home values, EPA compliance
IN OCRA Economic Development Disaster Funds	Berry Plastics, Evansville (Vanderburgh County)	\$3,000,000	Application, Public Hearings, Competitive Negotiation for manufacturing equipment., financial compliance	Assist company expansion (2012)
		NA		Created 157 jobs; 120 jobs w/benefits for low- moderate-income residents
US Department of Commerce/ EDA	CEDS (Comp. Economic Dev. Strategy)	\$50,000	Procurement, Financial Compliance, Reporting, Meeting Facilitator, Strategic Development	Completion of CEDS 2010
		\$50,000		Development of EDA CEDS for four county area –future EDA funds
Indiana Brownfield/ OCRA Disaster Demolition Fund	Clean-up and Demolition of former “CarQuest” Building	\$116,000	Application, Public Hearings, Site Assessment, Clean-up Procurement, Demolition, Financial Compliance	Clean-Up and Demolition of former auto parts and auto service center
		\$34,000		Brownfields cleanup in downtown Boonville
OCRA: Office of Community and Rural Affairs; CDBG: Community Development Block Grant (funds through Housing and Urban Development); EDA: Economic Development Administration; CEDS: Comprehensive Economic Development Strategy				

Attachment A

Threshold Documentation

SECTION III - APPLICANT AND SITE ELIGIBILITY INFORMATION

III.A. Threshold Criteria for Assessment Grants

1. Applicant Eligibility

Economic Development Coalition of Southwest Indiana (The Coalition) is a region-wide economic and community development organization formed in 2006 by resolution of the elected officials in Gibson, Posey, Vanderburgh and Warrick Counties. The Coalition serves as the region's economic and community development planners and is the recognized southwest Indiana regional plan group by the Economic Development Administration and the State of Indiana. Attachment C contains the Memorandum of Understanding establishing the Coalition as an entity to improve and promote the business and commercial climate and conditions in the southwestern Indiana regional area. Letters in Attachment F from Gibson, Posey, Vanderburgh and Warrick Counties show their agreement to be part of our coalition and represent their respective counties. Each county is a general purpose unit of local government as defined under 40 CFR Part 31.

2. Letter from the State or Tribal Environmental Authority

The Letter from the Indiana Department of Environmental Management is included in Attachment B.

3. Community Involvement (further information in Section V.B.3., of narrative proposal, p. 10-12)

At the local level, our city/town newspapers and partners' newsletters remain an effective tool to engage community stakeholders. The EDC will also start social media campaigns through Twitter and Facebook, reach out to the community through email blasts, and maintain current project updates on ours and other communities' websites to ensure that we cover both digital and print methods of reaching our communities. Our website stays up to date on current and past projects, as well as economic/community development news and updates.

Although each of the communities within our counties has its own individual issues to address, there are common needs identified throughout the region: quality of life issues, cancer and respiratory diseases, and poverty. These are found in all our targeted communities and on a county level. The EDC will request resident input via press release and social media about developing the inventory and, once sites are identified, we will solicit resident ideas for redevelopment on selected sites from the inventory. The Sustainable Evansville Area Coalition will provide outreach that ties to sustainability of the program, assessment process and cleanup planning throughout the region through their events and newsletters. In Gibson County, the Oakland City University will support the EDC and cities in Gibson County by engaging students in a service learning project associated with this initiative's grant activities which includes outreach to residents and stakeholders. In concert with the Vanderburgh Health Department, the Jacobsville Area Community Corporation (JACC) will provide brownfields outreach and updates to the Jacobsville neighborhood at their events and through their newsletter and assist us as we consider the needs of minorities in our planning. JACC will be involved in engaging the community regarding reuse potential and cleanup plans. The County Health Departments will post information at their facilities, attend public meetings about health impacts from brownfields and provide translation services as needed at these meeting. The EDC will immediately report any health concerns with the brownfield sites to the County Health Departments, who will disseminate information to the public and respond appropriately to health threats. We will also address health via social media by posting about environmental health topics, as well as health and safety concerns associated with brownfields. This will be especially useful to communities

like Princeton and Oakland City, with dilapidated and unsafe structures that could threaten resident safety, or Chandler, home to a former lumber yard that could impact nearby homes by vapor intrusion. To keep our community engaged in our efforts to fight poverty through job creation, we will ensure that any jobs created as a result of the Brownfields Initiative are advertised through our workforce development partners, in local newspapers, and web-based employment resources like Careerbuilder and Craigslist. In addition to regular EDC, County, and community public meetings, print publication, and developing a social media presence on Facebook and Twitter, the EDC will engage with the public through the local chapters of Habitat for Humanity and Chambers of Commerce and local Community Business Associations.

4. Site Eligibility and Property Ownership Eligibility (Site-Specific Proposals Only)

As this is a Community-wide Assessment Grant Proposal, this criterion is not applicable.

Attachment B

Letter from the State



INDIANA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

We Protect Hoosiers and Our Environment.

100 N. Senate Avenue • Indianapolis, IN 46204

(800) 451-6027 • (317) 232-8603 • www.idem.IN.gov

Michael R. Pence
Governor

Thomas W. Easterly
Commissioner

January 22, 2014

Debbie Bennett-Stearsman
Vice President, Community Development
Economic Development Coalition of Southwest Indiana
318 Main Street, Suite 400
Evansville, Indiana 47708

Re: U.S. EPA Brownfields Grant Proposal
Acknowledgement Letter
Coalition Assessment
Hazardous Substances and Petroleum
Economic Development Coalition of
Southwest Indiana Coalition
Indiana

Dear Ms. Bennett-Stearsman:

This letter is provided in support of the Economic Development Coalition of Southwest Indiana Coalition consisting of the Counties of Posey, Gibson, Warrick, and Vanderburgh (Coalition) proposal to the U.S. Environmental Protection Agency (U.S. EPA) for Brownfields Assessment Grant funding. The Indiana Department of Environmental Management (IDEM) acknowledges that the Economic Development Coalition of Southwest Indiana is requesting \$580,000 for hazardous substances and petroleum. IDEM understands that this funding will be utilized to conduct community outreach, cleanup planning, Phase I and Phase II Environmental Site Assessments (ESAs) on the highest priority brownfield sites, and continued inventory and prioritization of sites.

IDEM believes that the Coalition has demonstrated its commitment to redeveloping brownfields by its member communities taking advantage of financial and technical assistance offered by U.S. EPA and the Indiana Brownfields Program in the past. This Assessment grant funding will help the Coalition continue its efforts to address brownfields within the Coalition member communities. Should an opportunity arise for the Coalition to need petroleum eligibility determinations and/or pursue liability clarification or cleanup/closure at any of the sites investigated with this grant funding, IDEM realizes that the Coalition is committed to working with the Indiana Brownfields Program and/or the IDEM Voluntary Remediation Program.



A State that Works

U.S. EPA Brownfields Grant Proposal 2014
Acknowledgment Letter
Page 2

Based on the information submitted, IDEM considers the Coalition an excellent candidate to receive U.S. EPA grant funding to continue its brownfield redevelopment efforts, which support Indiana's brownfield initiative. IDEM looks forward to continuing its partnership with the Coalition members. For further assistance, please contact Michele Oertel of the Indiana Brownfields Program toll free at (800) 451-6027, ext. 4-0235, or directly at (317) 234-0235 or at moertel@ifa.in.gov.

Sincerely,



Bruce A. Oertel, Chief
Remediation Services Branch
Office of Land Quality

BAO/mmo

cc: *(via electronic transmission)*
Linda Mangrum, U.S. EPA Region 5
Kelley Moore, U.S. EPA Region 5

Attachment C

Documentation of Applicant Eligibility

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is entered into as of the 1 day of Dec., 2006, by and between ECONOMIC DEVELOPMENT COALITION OF SOUTHWEST INDIANA, INC. (the "Coalition") and QUAD COUNTY DEVELOPMENT COMMISSION ("QCDC").

RECITALS:

A. Coalition was established to improve and promote the business and commercial climate and conditions in the southwestern Indiana regional area.

B. QCDC was established to provide regional cooperation and leadership on a four county basis to improve quality of life and enhance economic development efforts in southwestern Indiana.

C. Coalition will assume in part, the functions currently provided by QCDC for the quad county area, namely Gibson, Vanderburgh, Warrick and Posey counties.

D. QCDC and Coalition have reached certain understandings with respect to certain issues which relate to the transition from QCDC to the Coalition which the parties set forth in this MOU.

NOW, THEREFORE, Coalition and QCDC agree as follows:

1. QCDC hereby commits to distribute funds held in its name to Coalition.
2. Said QCDC funds shall be disbursed by QCDC to Coalition on or before December 31, 2006 (the "Effective Date"). Said funds, however, are subject to prior approval, where required, by the governing bodies so granting those funds to QCDC or its predecessor.
3. As of the Effective Date, QCDC shall assign and transfer to Coalition all office equipment and furnishings described in Exhibit "A", together with all contracts and other intangible assets identified in Exhibit "B", attached hereto, subject to the provisions of the above paragraph. The transfer shall be accomplished by the execution and delivery by QCDC of written assignments and a bill of sale, in a form mutually acceptable to QCDC and Coalition.
4. As of the Effective Date, all existing personnel now employed by QCDC shall be terminated. For those employees retained by Coalition, Coalition shall utilize reasonable efforts to provide the same compensation and benefits to the former QCDC personnel that the former QCDC personnel were entitled to during their employment with QCDC. In the event those employees are not retained by the Coalition or are not employed by the University of Southern Indiana, their existing employment contracts with said University on behalf of QCDC, will be fully honored by the Coalition.

5. QCDC and Coalition shall cooperate to transition all operating functions of QCDC to Coalition on or before the Effective Date.

ECONOMIC DEVELOPMENT COALITION
OF SOUTHWEST INDIANA, INC.

By: *[Signature]*
Its: Co-Chair

"Coalition"

Quad County Development Commission

By: *[Signature]*
Its: President

"QCDC"

[Signature]

Attachment D

Letters of Support from Community Organizations and Health Departments



OAKLAND CITY UNIVERSITY

VICE PRESIDENT FOR ADMINISTRATION AND FINANCE

January 15, 2014

Dear Mr. Wathen:

Oakland City University is a Christian faith-based learning community dedicated to the enhancement of intellectual, spiritual, physical and social development for positive leadership. Higher education is a multifaceted process. The intellectual, spiritual, and practical needs of students must be considered in delivering a comprehensive curriculum. We are committed to providing academic excellence, the spiritual formation of our students, and practical experiences necessary for our graduates to be successful in the world of work. We offer areas of instruction including Criminal Justice, Education, Business, Management, Marketing, Public Administration and Social Service Professions, Philosophy and Religious Studies, both as traditional face-to-face and online course work.

We enthusiastically support the EPA Brownfields Initiative proposed by the Economic Development Coalition of Southwest Indiana. Our University is located in Oakland City, one of the targeted areas described in the application. The City, like many others in our county, has a rich historic heritage but the downtown is riddled with blighted, deteriorating buildings and vacant properties.

Should the EPA fund this grant, the University will support the coalition and cities in Gibson County by engaging our students in a service learning project associated with supporting the grant activities (outreach, inventory, assessment and cleanup planning); projects may include gathering inventory data, assisting the EDC with maintaining the TAB-BIT inventory tool, conducting research, providing presentations to community leaders and partners about the initiative, and additional environmental monitoring. The project would introduce our students to the EPA Brownfields Program, the impacts of brownfields on communities, the benefits of redevelopment and allow them to participate in meaningful community services to Oakland City, Princeton, and other cities in Gibson County.

Sincerely,

Robert E. Yeager
Vice President for Administration and Finance

REY/mln



401 E. Columbia St.
Evansville, IN 47711
October 23, 2013

Mr. Greg Wathen
Economic Development Coalition of Southwest Indiana
318 Main Street, Suite 400
Evansville, IN 47708

Dear Mr. Wathen,

Jacobsville is a lower income center-city neighborhood just north of downtown Evansville. For 12 years the Jacobsville Area Community Corporation (JACC) has worked to bring it renewal.

In 2011 the city gave a \$100,000 grant for a grassroots-led process to develop a comprehensive community economic development quality of life plan for the Jacobsville Neighborhood. That same year the Evansville Redevelopment Commission committed \$125,000 for a professional team to plan for development in a smaller part of the neighborhood which is more commercial. Along with other partners JACC has been active in both planning processes the past two years.

The US EPA designated Jacobsville a Superfund Site, involving over 4,000 residential properties in our neighborhood that have lead and arsenic-contaminated soil and since 2008 has remediated about 200 parcels a year. This has not included contaminated commercial and industrial parcels, but an EPA Brownfields Assessment Grant could help us to begin to address those needs too.

Site assessment at the numerous commercial/industrial properties in the Jacobsville area, many vacant, can lead to cleanup and redevelopment which eliminates blight and creates tax dollars in our neighborhood. Bringing new businesses into our neighborhood will create jobs in walking distance of residents, beautify our streets, and foster community pride.

The JACC endorses the Coalition's efforts to address sites in our neighborhood and will provide the following services:

- 1) Notifying our residents of the program in order to solicit other sites of concern;
- 2) Prioritizing assessments in our area to include target properties along North Main St. and south of Franklin St. - an area that already boasts several local establishments;
- 3) Assisting the Coalition at a grass-roots level in communicating with property owners that reside in the area to help them understand the process; and
- 4) Coordinating neighborhood meetings for the coalition to discuss site specific updates of neighborhood sites assessed.

Thank you for including sites important to Jacobsville in your request to the EPA.

Sincerely,

Joseph N. Easley
Joseph N. Easley, JACC President

EVANSVILLE



Evansville Metropolitan Planning Organization

Civic Center Complex, Room 316, 1 NW Martin Luther King Jr Blvd, Evansville, IN 47708-1833
PH: (812) 436-7833 Fax: (812) 436-7834 www.evansvillempo.com

Seyed Shokouhzadeh, Executive Director

January 16, 2014

Greg Wathen, CEO/President
Economic Development Coalition of Southwest Indiana
318 Main Street, Suite 400
Evansville, IN 47708

Dear Mr. Wathen,

The Evansville Metropolitan Planning Organization (EMPO), as the lead agency for the Sustainable Evansville Area Coalition (SEAC), extends its full support for the Economic Development Coalition of Southwest Indiana (EDC) application for the US EPA Brownfields Coalition Grant. Being a recipient of the Brownfields Coalition Grant would assist the region with the important work of encouraging the redevelopment of brownfields in the region as part of our overall sustainable development initiative.

In 2010, the EMPO was awarded a grant from the Sustainable Communities Regional Planning Grant Program through HUD. The grant provided funds for the development of a Regional Plan for Sustainable Development that addresses sustainability in the Evansville region. The SEAC, a partnership of local organizations and government agencies, was established to support a collaborative planning process that emphasized the advancement of livability principles in the development of a Regional Plan for Sustainable Development. The SEAC, of which EDC is a member, is finalizing the plan that establishes a vision for our region's continued growth and development, one that includes a plan for efficient resource management while meeting the needs of a diverse population both now and in the future.

One of our environmental goals is to take advantage of infill opportunities in each county by encouraging the redevelopment of brownfields. Whether it is the development of affordable workforce housing or reusing a commercial brownfield site to create additional jobs and boost our economy, we are working towards a future that utilizes sustainable development principles. The EPA brownfields initiative aligns with our vision and goals as we seek to meet the needs of today while providing for a better quality of life for future generations.

The SEAC fully supports the EDC's efforts to obtain the Brownfields Assessment Grant and will collaborate with the EDC in assessing potential brownfield sites for revitalization potential. SEAC will also provide outreach about the brownfields initiative to the coalition communities and share with the EDC the best practices in sustainable development.

If you need any further information regarding our experience with EDC and sustainable development in the region, please feel free to contact me at (812) 436-7833.

Sincerely,

Seyed Shokouhzadeh, Executive Director
Evansville Metropolitan Planning Organization
Civic Center Complex – Room 316
1 NW Martin Luther King Jr. Blvd.
Evansville, IN 47708-1833



*Building
homes,
communities,
and hope*

January 8, 2014

Mr. Greg Wathen
President
Economic Development Coalition of Southwest Indiana
318 Main Street; Suite 400
Evansville, IN 47708-1456

Dear Mr. Wathen,

Habitat for Humanity of Evansville, Inc. wants to offer its aid to the Brownfields Initiative of the Economic Development Coalition of Southwest Indiana. We have constructed over 400 homes in the area mostly in previously blighted areas and been a lead participant in the Glenwood neighborhood initiative. We are currently involved in area redevelopment planning through the Jacobsville neighborhood and want to continue our involvement as commercial and industrial properties are assessed for cleanup and redevelopment.

Partnership is important to us. Through the Jacobsville revitalization initiative, we have already partnered with the Jacobsville Area Community Corporation to assist in the development of a Comprehensive Community Plan for the area. Even though we are housed in the metropolitan center of the Region, our chapter does work beyond the City, and recently completed work in Mt. Vernon, a community that does not have a Habitat chapter in its home county.

Habitat for Humanity has a strong presence in low-income areas of the communities we serve. Because of that, we have a unique opportunity to make sure that those community members can make their voices heard as their neighborhoods undergo assessment activities. We have an active Facebook page, twitter account, periodic newsletters and will keep residents updated on the Brownfields Initiative and solicit their input through our social media presence. We will survey community residents at Habitat events, actively seeking their input about which properties they want to see assessed first. If they have concerns about unsafe buildings or environmental contamination affecting them or their loved ones, we want to hear about it and pass that information on to the Coalition.

The EPA Brownfields Assessment Grant will be a boon to our community and the entire Southwest Indiana region. We are pleased to be able to support the Coalition in this initiative.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Smith", written over a horizontal line.

Steve Smith
Interim Executive Director
Habitat for Humanity of Evansville, Inc

1401 W. Lane Avenue
Evansville, IN 47711
(812) 423-5623
fax: (812) 423-3362
www.evansvillehabitat.org



THE CHAMBER OF COMMERCE OF
SOUTHWEST INDIANA

supporting business, creating jobs, and growing communities

August 19, 2013

Greg Wathen, CEO/President
Economic Development Coalition of Southwest Indiana
318 S. Main Street, Suite 400
Evansville, IN 47708

Dear Greg:

The Chamber of Commerce of Southwest Indiana is pleased to be a community partner with the coalition united by the Indiana Economic Development Coalition of Southwest Indiana. The Chamber also appreciates the cooperative help of the US EPA in this coalition's efforts to redevelop our communities. It is through this partnership that we will be able to see the rebirth of communities that just can't do it alone.

Redeveloping the brownfield sites goes hand-in-hand with our mission to promote business development and support our members' interests by creating a proactive and positive business environment.

The Chamber supports the Coalition's grant application. We believe that the assessment grant would provide the needed financial support to take a closer look at sites throughout these communities. This will allow for the development of a detailed plan of action to address identified sites.

The Chamber of Commerce pledges to give the new businesses moving into the redeveloped/revitalized brownfields the support they need to be successful. The Chamber of Commerce would be pleased to host community development forums and assist entrepreneurs in accessing and utilizing any grant funds.

The Chamber looks forward to a partnership between the Coalition and the US EPA as we work together to help Southwest Indiana grow.

Sincerely,

Christy Gillenwater
CEO and President

CG/vs

Oakland City Community Business Association
4320 Taleia Dr.
Oakland City, IN 47660

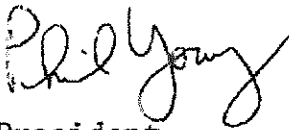
Dear Mr. Wathen,

The purpose of this letter is to express the support of the Oakland City Community Business Association (OCCBA) for Economic Develop Coalition of Southwest Indiana's quest for an EPA Assessment Grant. The OCCBA is a non-profit organization made up of members from our local businesses. The goal of our organization is to improve the quality of life of our citizens and community and to attract new businesses, industry and housing. The Oakland City Business Association is organized and operated as a 501(c)(6) non-profit organization made up of members from local business here in Oakland City and surrounding communities.

As the city grows its Brownfields programs, we will see many benefits from revitalization and preservation of our downtown properties and neighborhoods, as well as those areas in the rest of the Southwest Region. We are more than willing to partner with the Coalition to provide advice regarding development priorities and to provide assistance in recruiting potential developers to the area. The many vacant former commercial sites and fueling stations located throughout this area have great potential for lucrative reuse opportunities.

We look forward to working with the city, county, Region, and the Brownfields team on this great initiative.

Sincerely,

A handwritten signature in black ink, appearing to read "Phil Young". The signature is fluid and cursive, with the first name "Phil" and last name "Young" clearly distinguishable.

President
Oakland City Community Business Association



Gibson County
Chamber of Commerce

August 20, 2013

Mr. Greg Wathen

Economic Development Coalition of Southwest Indiana

318 S Main St. Suite 400

Evansville, IN 47708

Dear Mr. Wathen,

As a regional partner, the Gibson County Chamber of Commerce is honored to support the efforts of the Indiana Economic Development Coalition of Southwest Indiana in the effort to redevelop Brownfield sites. The Chamber also appreciates the cooperative help of the US EPA in the efforts to redevelop our communities.

The Chamber fully supports the Coalition's grant application and believes redeveloping the Brownfield sites is a key factor to the mission of promoting business development.

The Chamber pledges to support this endeavor as a resource for community forums and assistance.

The Chamber looks forward to a partnership between the Coalition and US EPA as we work together to help Southwest Indiana grow and prosper.

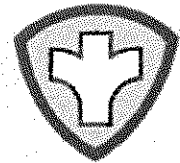
Sincerely,

Karen Thompson

Executive Director, Gibson County Chamber of Commerce



Vanderburgh County Health Department
Oak Park Professional Building
420 Mulberry Street
Evansville, Indiana 47713-1231
Phone: (812) 435-2400
E-mail: health@vanderburghgov.org
Web Page: www.vanderburghgov.org/health



Public Health
Prevent. Promote. Protect.



November 19, 2013

Greg Wathen
President & CEO
Economic Development Coalition of Southwest Indiana
318 Main Street, Suite 400
Evansville, IN 47708-1456

Dear Mr. Wathen:

The Vanderburgh County Health Department wishes to express its support of the proposed EPA Brownfields Coalition project. It is our understanding the Economic Development Coalition of Southwest Indiana (EDCSWI) will serve as the applicant for the coalition member counties of Gibson, Posey, Vanderburgh and Warrick. This project will allow the coalition to identify and assess potentially contaminated properties with the greatest potential for job creation and revitalization.

We understand the scope of work for this project to be encompassed in four (4) tasks: Community outreach; Inventory and prioritization; Site Assessments; and, Cleanup planning – creating Remedial Action Plans and/or Human Health and Ecological Risk Assessments as necessary to guide the cleanup and/or redevelopment process. It is our understanding cleanup activities are not eligible activities for this assessment grant.

The Vanderburgh County Health Department is committed to the health of its residents and those of the Region. We are proud to partner with the county to track and monitor health data in those areas most affected by brownfields. Properties in low-income regions seem to be disproportionately affected by environmental issues. In Vanderburgh County, we have higher incidences of cancer, liver disease, and stroke than the state of Indiana or the United States. We intend to track and monitor new occurrences of these diseases in the neighborhoods affected by brownfields as clean up and development begins.

It is the hope of the Health Department that the brownfields program will revitalize those properties that need it the most and create measurable improvement in the health of our residents living near the brownfields.

To that end, the Health Department is pleased to stand behind Vanderburgh County and the Region's application for an EPA Brownfields Coalition Assessment grant.

Sincerely,

Ray W. Nicholson III
Health Officer, Vanderburgh County

Phones { (812) 838-1328
{ (812) 838-1330

POSEY COUNTY HEALTH DEPARTMENT
126 E. Third St. - Room 20
Mt. Vernon, Indiana 47620

November 21, 2013

Dear Mr. Wathen,

The Posey County Health Department fully supports Posey County and the Region in their quest to be granted a Brownsfields Assessment Grant from the US Environmental Protection Agency.

The Posey County Health Department commits itself to the health and well-being of the residents of Posey County. Brown field areas certainly tend to be prone to higher incidences of health and environmental issues, including unsafe drinking water. When the environmental issues persist, health issues can become a larger problem for those living in Brownfield areas.

The Health Department commits to tracking and monitoring the safety of our drinking water and provide up to date information on county health statistic to our community as well as monitoring the progress of cleaning our drinking water and making it safe for our residents.

The Posey County Health Department is excited to be part of this project.

Sincerely,


Denny Schaffer
Environmental Specialist



Providing Education • Promoting Health • Preventing Illness

209 S. Prince Street, Suite A • Princeton IN 47670
(812) 385-3831 • (812) 386-8027
www.gibsoncountyhealth.org

December 30, 2013

Dear Greg Wathen:

The Gibson County Health Department is pleased to support Gibson County and the Region's request to the US Environmental Protection Agency for a community-wide assessment grant.

Historically, areas around brownfields have an increased chance of contaminants existing in the soil and ground water. This is a major concern in the light that Gibson County has the potential of its population being exposed to drinking water exceeding a violation limit within the past year.

We are pleased to lend our support to the Coalition's request for EPA assessment funds to assist in this important endeavor.

Sincerely,

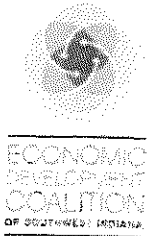
A handwritten signature in cursive script, appearing to read "Kelly Kelley".

Kelly Kelley, RN BSN MA

Gibson County Health Department Administrator

Attachment E

Documentation of Leveraged Funds and Resources



One Region — One Economy — One Voice

318 Main Street, Suite 400
Evansville, Indiana 47708
Phone 812-423-2020 Fax 812-423-2080
www.southwestindiana.org

January 10, 2014

To Whom It May Concern:

The Economic Development Coalition of Southwest Indiana is applying for an Environmental Protection Agency (EPA) Brownfield Assessment Grant from the Environmental Protection Agency Brownfield Grants Program. The purpose of this grant application is to provide funds to inventory, characterize, assess and conduct planning and community involvement related to brownfield sites. This letter certifies that the Economic Development Coalition of Southwest Indiana has sufficient funds to meet the local match commitment of \$10,000.

Sincerely,



J. Gregory Wathen, APR
President & CEO

Attachment F

Letters of Commitment from Coalition Members

Warrick County Commissioners
107 W. Locust Street, Suite 301
Boonville, IN 47601
Phone: (812) 897-6120; Fax: (812) 897-6189

Don Williams

Marlin Weisheit

Richard A. Reid

August 26, 2013

Mr. Greg Wathen, President/CEO
Economic Development Coalition of Southwest Indiana
318 Main Street, Suite 400
Evansville, IN 47708

RE: Letter of Support – U.S. EPA Assessment Grant

Dear Mr. Wathen:

As a member of the Economic Development Coalition of Southwest Indiana (Coalition), the Board of Commissioners of Warrick County, Indiana, would like to describe their partnership in the Coalition EPA grant application. We strongly support the Coalition in applying for the U.S. EPA Assessment Grant for Coalitions, and can assist in the following way: Warrick County Board of Commissioners President Don Williams, as the county's appointment to the Coalition Board, has agreed to represent Warrick County, Indiana, on this task force with the deliberations, decision making, and general community outreach efforts of the grant. He has been a board member of the Warrick County Commissioners for the past twelve (12) years and has witnessed the success from prior brownfield and other grant projects. We are confident that more sites are in need of assessment and planning for redevelopment in the communities and surrounding areas.

Warrick County can participate in this effort by providing meeting space, helping with the research of properties for Phase I Environmental Site Assessments, planning for redevelopment and involving the resources of the Warrick County Economic Development Department and the Warrick County Chamber of Commerce.

Thank you for your efforts to relieve Warrick County of underutilized property.

Sincerely,



Don Williams, President
Warrick County Commissioners



**BOARD of
COMMISSIONERS**
of the County of Vanderburgh

JOE KIEFER
MARSHA ABELL
STEPHEN MELCHER

January 17, 2014

Mr. Greg Wathen, CEO/Executive Director
Economic Development Coalition of Southwest Indiana
318 Main Street, Suite 400
Evansville, IN 47708

Dear Mr. Wathen:

Vanderburgh County is committed to partnering with the Economic Development Coalition of Southwest Indiana in seeking an EPA Brownfields Assessment Grant. As a member of the Coalition's Board I believe this four County organization has the initiative to successfully carry out the grant to assess underutilized properties and then leverage other resources to cleanup and/or redevelop the sites into the usable properties they formerly were.

I agree, as County Commissioner of Vanderburgh County, to represent Vanderburgh County in this Coalition initiative by attending meetings, communicating with stakeholders and as a realtor in Vanderburgh County would be happy to present potential sites in order to complete the task outlined in the grant application. The County can further assist by providing meeting space and assisting in collection of documents necessary to conduct proper Phase I environmental site assessments. Through these efforts the County can begin planning of the cleanup and eventual reuse of underutilized properties in Vanderburgh County and the Coalition region.

Thank you for including Vanderburgh County in the efforts of the Brownfields Coalition.

Sincerely,

Marsha Abell
Vanderburgh County Board of Commissioners

**Posey County Commissioners
126 E. Third Street
Mount Vernon, IN 47620**

January 17, 2014

Mr. Greg Wathen, CEO/President
Economic Development Coalition of Southwest Indiana
318 Main Street, Suite 400
Evansville, IN 47708

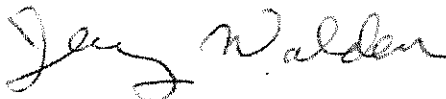
Dear Mr. Wathen:

Posey County is pleased to partner with the Economic Development Coalition of Southwest Indiana in their efforts to secure and implement a U.S. EPA Brownfields Assessment Grant. IT is understood that this grant will allow the Coalition to continue their efforts to inventory, assess and plan for the cleanup and reuse of brownfield sites throughout the four counties in southwest Indiana.

As a member of the Coalition I have been designated to represent Posey County in the meetings, deliberations and decision making in order to conduct the task of the grant. Posey County is willing to assist in inventorying and prioritizing sites in the county and communicate with property owners to conduct the necessary site assessment.

The Coalition has been very successful in the past year with impressive brownfield work including the Mount Vernon Riverfront Silo demolition which has proved to be the key to the total redevelopment of downtown Mount Vernon. I look forward to serving on behalf of Posey County.

Sincerely,



Jerry Walden, Commissioner
Posey County Commissioners



Gerald Bledsoe
President

Alan Douglas
Vice-President

Stephen E. Bottoms
Commissioner

GIBSON COUNTY COMMISSIONERS

Gibson County Annex North
225 N Hart Street
Princeton, Indiana 47670
Phone: 812-385-8260
Fax: 812-385-3428
commissioners@gibsoncounty-in.gov

August 20, 2013

Mr. Greg Wathen, President/CEO
Economic Development Coalition of Southwest Indiana
318 Main Street, Suite 400
Evansville, IN 47708

Dear Mr. Wathen:

As a member of the Economic Development Coalition of Southwest Indiana (Coalition), the Gibson County Commissioners would like to describe their partnership in the Coalition EPA grant application. We support the Coalition in applying for the U.S. EPA Assessment Grant for Coalitions, and can assist in the following way. Mr. Stephen Bottoms, Gibson County Commissioner, our appointment to the Coalition Board has agreed to represent Gibson County on this task force with the deliberations, decision making, and general community outreach efforts of the grant. He is a board member of the Commission for the current year and has shown interest in the success from prior brownfield and other grant projects. We are confident that more sites are in need of assessment and planning for redevelopment in the communities and surrounding areas.

The County can participate in this effort by providing meeting space, helping with the research of properties for Phase I Environmental Site Assessments, planning for redevelopment and involving the resources of the Gibson County Economic Development Corporation and the Chamber of Commerce.

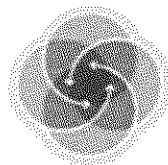
Thank you for your efforts to relieve Gibson County of underutilized property.

Sincerely,

Gerald L Bledsoe, President
Gibson County Commissioners

Proposal for EPA FY2014 Brownfields Assessment Grant

**Economic Development Coalition of Southwest Indiana
for the Coalition of
Gibson, Posey, Vanderburgh, and Warrick Counties,
Indiana**



ECONOMIC
DEVELOPMENT
COALITION
OF SOUTHWEST INDIANA

Transmittal Letter and Special Considerations Checklist

Appendix 3 Other Factors Checklist

Name of Applicant: Economic Development Coalition of Southwest Indiana

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
X	Community population is 10,000 or less	1
	Federally recognized Indian tribe	
	United States territory	
	Applicant will assist a Tribe or territory	
	Targeted brownfield sites are impacted by mine-scarred land	
	Targeted brownfield sites are contaminated with controlled substances	
X	Recent natural disaster(s) (2006 or later) occurred within community, causing significant community economic and environmental distress	4
	Project is primarily focusing on Phase II assessments.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation	8
	Community experienced manufacturing plant closure(s) (2008 or later) tied to the targeted brownfield sites or project area, including communities experiencing auto plant closures due to bankruptcy or economic disruptions.	
	Recent (2008 or later) significant economic disruption (unrelated to a natural disaster or manufacturing/auto plant closure) has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
X	Applicant is a recipient or a core partner of a HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant that is directly tied to the project area, and can demonstrate that funding from a PSC grant has or will benefit the project area. To be considered, <u>applicant must attach documentation</u> which demonstrates this connection to a HUD-DOT-EPA PSC grant.	13
	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant	
	Community is implementing green remediation plans.	
	Climate Change (also add to "V.D Other Factors")	